

Document #4538

1/10/85

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: STEPHEN COYLE, DIRECTOR

SUBJECT: SOUTH END URBAN RENEWAL AREA, PROJECT
NO. MASS. R-56
PERMISSION TO REJECT ALL BIDS FOR FACADE AND
STRUCTURAL REPAIR WORK AT 378 COLUMBUS AVENUE
AND ENTER INTO AN AGREEMENT WITH THE FINAL
DESIGNEE, MRS. LILLER CHASTANG, TO CARRY OUT
THE REQUIRED WORK.

On November 1, 1984, the Authority gave final designation to Mrs. Liller Chastang as redeveloper of 378 Columbus Avenue, as a owner-occupied for a four story building and authorized the solicitation of bids for the restoration and repair of the facade of the property. An amount of \$32,000 is available for the restoration.

On November 30, 1984, the Authority received four (4) bids, the lowest being \$46,000, or \$14,000 higher than the amount available for the work.

The owner has now come forward with a proposal to carry out the facade restoration under an agreement with the Authority. Under this agreement the Authority would make the \$32,000 available to reimburse the owner for the exterior work on a monthly basis as the work proceeds. Reimbursement would be subject to the Authority's inspection and approval of progress on the facade work. The work would be done by the owner's contractor who is rehabilitating the balance of the building at a cost of \$166,615.00.

In view of the fact that a competitive process did not produce a bid for the required work within the available funding, it is recommended that the Authority reject all bids for the exterior work, and that it enter into an agreement with the owner to provide a grant in the maximum amount of \$32,000 to carry out this work. The agreement would be substantially in the form attached.

An appropriate vote follows.

VOTED: That all bids for the Structural and Facade Repair Work at 378 Columbus Avenue in the South End Urban Renewal Area be rejected without prejudice to the bidding contractors, and

VOTED: That the Director be authorized to enter into an Agreement with the Redeveloper of 378 Columbus Avenue, Mrs. Liller Chastang, to provide a grant to carry out the Structural and Facade Work as specified by the Authority, in the amount of \$32,000 as specified in the Agreement form attached.

November 30, 1984

BOSTON REDEVELOPMENT AUTHORITY

TABULATION OF BIDS

STRUCTURAL AND FACADE REPAIR WORK--378 COLUMBUS AVENUE, SOUTH END PROJECT,
MASS. R-56

Opened and read aloud at the Office of the Boston Redevelopment
Authority, Board Room, City Hall, Boston, November 30, 1984 at Twelve
Noon, Boston time.

<u>CONTRACTOR</u>	<u>PROPOSED CONTRACT SUM</u>	<u>BID SECURITY</u>
FAIRVIEW CONST. CO., INC. JAMAICA PLAIN	\$ 46,500.00	5% Bid Bond
SUPERIOR STEEL & GENERAL CONTRACTING CO., LYNN	55,686.00	5% Bid Bond
COUSINS CONST. CO., INC. CHARLESTOWN	63,850.00	5% Bid Bond
RICH CONSTRUCTION CORPORATION BOSTON	154,000.00	5% Bid Bond

Estimate--\$32,000.

Nine contractors took out bid documents.

GRANT AGREEMENT

THIS GRANT AGREEMENT dated as of _____ by and between the BOSTON REDEVELOPMENT AUTHORITY (the "Authority") and MRS. LILLER CHASTANG ("Owner").

W I T N E S S E T H :

WHEREAS, Owner is the designated developer of the property at 378 Columbus Avenue, Boston, Massachusetts (the "Property");

WHEREAS, the Authority has available from various sources funds in the amount of \$32,000 (the "budget amount") for exterior repairs and structural work on the facade of the Property (the "Exterior Repair Work"), as more particularly set forth in the work description previously approved by the Authority;

WHEREAS, Owner is willing to undertake the Exterior Repair Work at Owner's cost and expense, subject to receiving a limited grant from the Authority;

NOW, THEREFORE, in consideration of the mutual covenants herein contained and other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged by each party under the other, the parties hereby agree as follows:

1. Owner hereby undertakes to complete, or cause to be completed, the Exterior Repair Work in conjunction with the rehabilitation and renovation of the Property.
2. The Authority shall make the budgeted amount of \$32,000 available to the Owner as a Grant for the Exterior Repair Work, as follows:

The Authority agrees to reimburse Owner for the Exterior Repair Work on a monthly basis in conjunction with the monthly draws under Owner's construction loan from the First National Mortgage Corporation, all of which monthly draws shall be subject to the Authority's inspection and approval of progress on the Exterior Repair Work and other work on the Property.

EXECUTED as a sealed Massachusetts instrument as of the year and date first above written.

BOSTON REDEVELOPMENT AUTHORITY

By: _____
Stephen Coyle, Director

OWNER

Mrs. Liller Chastang



